

The Courier

• A COMMUNITY ON THE POTOMAC •

WWW.COUNTRYSIDE-VA.ORG



Inside this issue:
2027 BoD Call for Candidates
End of Pool Season
Cost of Trash Dumping

COURIER VOL. 48 NO. 9 | September 2026

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Selling your home?

Resale Disclosure Packages are available through Community Archives.

marketplace.communityarchives.com

Please request/order the product called: Resale Disclosure Package – Email (VA) for the association: CountrySide Proprietary.

Please contact Community Archives Customer Service with questions at 833-HOA-DOCS (462-3627)

Contact Management



(703) 430-0715

CountrySide@legumnorman.com

21515 Ridgetop Circle, Suite 280

Sterling, VA 20166

Monday - Friday, 8 a.m. - 5 p.m.

Connect anytime through TownSq

Details on page 24!

LN LEGUM&NORMAN
An Associa® Company

MANAGING AGENT

Elizabeth Stulga

CMCA™, AMS™, PCAM™

General Manager

elizabeth.stulga@legumnorman.com

Contracts, budget issues, dues, personnel issues

Sam Caifano

**Architectural Compliance Coordinator
(formerly called DRC Coordinator)**

scaifano@legumnorman.com

Architectural applications, covenants and enforcement, inspections

Gabi Warwick

Community Relations Coordinator

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Community events, The Courier, website

Ally Koehler

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General inquiries, account inquiries & assessments, TownSq activation

Bryan Neal

Brady Wood

Grounds & Facilities Staff

CALL FOR CANDIDATES 2027 BOARD OF DIRECTORS

Included on page 5 of this edition of “The Courier”, you will find a petition of candidacy for the CountrySide Board of Directors for 2027.

Participation on the Board is an opportunity for you to make a personal contribution to your neighborhood and an investment in CountrySide's future. The duties and responsibilities of Directors and officers can be found through [this link to Resolution 164](#). We hope you will take the time to carefully consider representing the neighborhood on the Board of Directors next year. Every CountrySide homeowner in good standing is eligible and encouraged to participate.

The Board of Directors meets twice a month, except in November and December, on the first and fourth Wednesdays of the month at 7:00 p.m. for Open Sessions with the community. Executive Sessions may begin as early as 6:00 p.m. In addition to attending meetings, Directors are expected to review meeting packages and the issues to be discussed in advance so they are prepared for the decisions to be made at the meetings. Directors must also familiarize themselves with CountrySide's Governing Documents, Resolutions, and applicable Virginia law. We also usually ask a Board Director to chair a standing Committee, such as Grounds, Facilities, Horsepen Run, or Finance, or serve as Board Liaison for committees such as the DRC. Please consider the time commitment and responsibilities involved when deciding whether you would like to serve.

Please include a brief statement of your reasons for seeking election to the CountrySide Proprietary Board of Directors and a summary of specific qualifications that would make you well suited for the position.

We would appreciate any personal information that you would like to share, such as your length of residency in CountrySide, other committees you have served on, and community service experience.

Your statement will be published in our monthly Courier.

Petitions must contain the signatures of owners of ten (10) separate properties in your neighborhood who are in good standing and support your candidacy. A property is considered to be in good standing when there are no past due assessments and no outstanding architectural violations. Multiple owners of the same property can sign your petition, but the property will count only once toward the ten-property requirement.

CALL FOR CANDIDATES 2027 BOARD OF DIRECTORS

Signatures will be verified against the Loudoun County Real Estate database, so please be sure that the signatures you obtain are from listed owners, rather than other residents of the home. We recommend obtaining a couple of extra signatures in case one or more of the signatures cannot be verified.

Electronic signatures may also be submitted. For example, you can email a copy of your Petition of Candidacy to a neighbor and ask them to reply confirming their support of your candidacy. The neighbor may also forward the email request to the Proprietary Management Office, with a copy to you, confirming their support. In either case, please ask the signer to include their property address so that ownership and good standing can be verified.

If you would like to receive a PDF or Word version of the Petition of Candidacy, please contact the office by emailing countryside@legumnorman.com or calling (703) 430-0715. Either version can be completed digitally or printed and completed by hand.

All petitions must be received in the Proprietary Office by 5 p.m. Monday, October 5, 2026. You may drop your petition off at the Proprietary Office or mail it to:

CountrySide Proprietary
Attention: Elections Committee
21515 Ridgetop Circle, Suite 280
Sterling, VA 20166

Please feel free to call the Proprietary Management Office or your present Board representative if you have any questions about the election process or need further information about Board positions. We look forward to hearing from you.

Sincerely,

Elizabeth Stulga, CMCA™, AMST™, PCAM™
General Manager
elizabeth.stulga@legumnorman.com
(703) 430-0715



Petition of Candidacy for 2027 Board of Directors

Name: _____ Address: _____

Briefly state your reasons for seeking election to the CountrySide Proprietary Board of Directors. This will be published in "The Courier" together with statements from other candidates prior to the election. Please include a picture for publication as well.

Signatures and addresses of one (1) owner from ten (10) properties who are in good standing from your neighborhood who support your candidacy:

Name	Signature	Address

PLEASE NOTE: Multiple owners of the same property can sign your petition, but the property will count only once toward the ten-property requirement.

THIS COSTS **EVERYONE**



Massive piles of furniture, trash bags, and construction debris are being abandoned on CountrySide common property. When the responsible party cannot be identified, the Association must pay for cleanup and disposal - costs that are ultimately shared by all residents.

These unbudgeted expenses take funding away from other community needs and, if they continue, could contribute to future assessment increases as we plan for the 2027 budget.

See illegal dumping happening? Call the Proprietary Office right away! Reporting it while it's happening gives us the best chance of catching the responsible party and charging them for the cost of removal. Even if you see the dumping after it has happened, please report it - any information may help!

 **(703) 430-0715**  **countryside@legumnorman.com**  **TownSq request**

Trash & Recycling Collection

Foxfield,
Morven &
Oatlands

If you live in...



Monday	Thursday
Trash & Yard Waste	Trash & Recycling

Rokeby,
Welbourne,
Belmont &
Oakridge



Tuesday	Friday
Trash & Yard Waste	Trash & Recycling

Trash/recycling must be placed curbside before 5:45 a.m.
TRASH MUST BE IN A RECEPTACLE WITH A LID, PER COUNTRYSIDE REGULATIONS. DO NOT PLACE LOOSE TRASH BAGS OUTSIDE FOR COLLECTION.

PLEASE DO NOT PLACE TRASH IN COMMON AREAS!

Recyclables should not be bagged. Republic can refuse to pick up bagged recyclables.

Per Republic Services:

"If the contractor misses a stop, the contractor will go back and make that pick up the same day when reported to the contractor by 3:00 p.m. If after 3:00 p.m., then the pick up will occur the very next Contractor's business day."

Please report missed collections to:
hoa.nova@republicservices.com
(703) 818-8222

Yard waste handling:

- Brushes and limbs must be cut to 4 ft. lengths and bundled with twine in arm-full size bundles.
- Tree stumps and tree limbs larger than 6 in. in diameter and longer than 4 ft. will NOT be collected
- Put grass clippings and leaves in PAPER BAGS (no plastic bags) or in a container marked "yard waste".

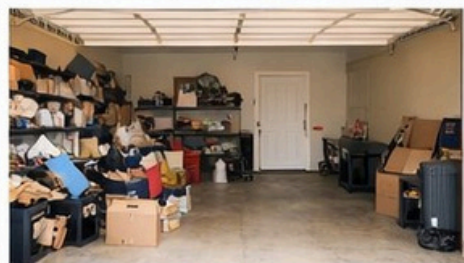
For large items or bulk pickups, please email your request to hoa.nova@republicservices.com. There is an \$85 fee for each item. Appliances are NOT accepted.

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info@dlmmoving.com



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CLOSING OUT 2026 POOL SEASON

Thank you for another wonderful summer at CountrySide's pools! While the season is winding down, all three pools will continue operating on school-year hours through Sept. 7.

Pool hours, locations, and rules will remain available on the "Pools" tab of the "Amenities" page of our website through the end of the season.

If you haven't already registered for MokoPass, we encourage residents to create an account. Having a valid account will make it easier to access future community events, including Fall Fest, and ensure you are prepared for next pool season. Scan the QR codes below for registration instructions in English or Spanish.

Guest passes are still available for purchase by credit card only. One-day guest passes are \$6 each and can be purchased at the pool, or you can purchase a bundle of 10 passes for \$50 by contacting the Proprietary Office. Any unused guest passes will remain on your MokoPass account for use during a future pool season.

**Thank you for another memorable summer at CountrySide.
We'll see you back at the pools in May 2027!**



English

Español

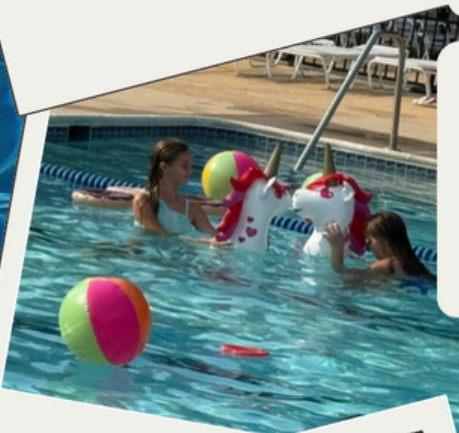


back to school

POOL PARTY!

Thank you to everyone who came out to send summer off with us! We loved seeing so many of you at Lindenwood Pool - and you definitely made it a night to remember!

A special thank you to Matt Miller, Brenda Jacoby, Amanda Boone and Penny Francke for helping everything run so smoothly! We really appreciate all of our volunteers who give their time to make these events happen.



DOGGIE SWIM DAY

Parkway Pool is going to the dogs for a special swim-and-play day just for our furry friends!

Saturday, September 12, 1 - 4 p.m.
46020 Algonkian Parkway



Open to all non-aggressive canine companions of CountrySide residents. Please note disruptive behavior may result in removal from the event for the safety and enjoyment of all attendees.

Residents must have a valid MokoPass and bring a doggie water dish and waste bags. All pups must wear current vaccination tags, or owners must provide current proof of vaccinations.



TINY HANDS
BLOOMS

AUTUMN PORCH STYLING

Curated seasonal beauty for a warm welcome home.

Let us transform your front porch with thoughtfully designed pumpkins, planters, and natural touches that celebrate the best of autumn.
Each design is custom-curated to complement your home and style.

THREE OPTIONS AVAILABLE



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Elegant and minimal for a timeless autumn look.



FULL & INVITING
Fuller layers of pumpkins, mums, and natural textures.



PREMIUM & LUXE
A bespoke, elevated design with premium elements.

RESERVE YOUR AUTUMN PORCH STYLING

www.tinyhandsblossoms.com

COUNTRYSIDE FALL YARD SALE

**SATURDAY, SEPTEMBER 19
STARTING AT 8 A.M.**

Register with Gabi Warwick to have your home included on the list by emailing gwarwick@legumnorman.com, calling 703-430-0715, or making a request in TownSq.

The deadline to register is Wednesday, Sept. 16 at noon. The list of participating homes will be published on CountrySide's website Friday, Sept. 18.



Calling Creators, Makers, & Local Vendors!

Fall Fest returns Saturday, Oct. 3, 2026, from noon to 4 p.m., and vendor spaces are available now! Connect with neighbors, showcase your work, and share your talents in a fun, community atmosphere.

Vendor spaces are \$20 for CountrySide residents and \$25 for nonresidents. Nonresident vendors and guests may also purchase Fall Fest activity wristbands for \$15 each to enjoy all the event festivities. **Forms and payment are due by 5 p.m. Monday, Sept. 21.**

If you are interested in signing up, please contact Gabi Warwick by email at gwarwick@legumnorman.com, by phone at (703) 430-0715, or by submitting a request in TownSq.

COUNTRYSIDE'S

FALL FEST

OCTOBER 3, 2026

NOON - 4 P.M.

PONY RIDES

NINJA WALL

PETTING ZOO

PUMPKIN PATCH

FACE PAINTERS

CARNIVAL GAMES

BOUNCE HOUSES

FOOD

VENDORS

DESSERT

PARKWAY POOL PARKING LOT

46020 ALGONKIAN PARKWAY

Fall Fest is free for CountrySide residents with a valid MokoPass. Guests and residents without a valid MokoPass may purchase event wristbands for \$15 per person, payable by credit card only at check-in.

PLEASE NOTE: Parking will not be available at Parkway Pool during Fall Fest.

VOLUNTEER

WITH US



Help Make Fall Fest Unforgettable!

Fall Fest is one of CountrySide's favorite community events, and making it a great experience takes more than just a great plan - **we need volunteers to bring it to life!** Whether you enjoy planning, working behind the scenes, or jumping in wherever you're needed, there are lots of ways to help:

- Help plan the event
- Help with set-up
- Staff the wristband station
- Welcome residents
- Help with food & drinks
- Give volunteers a break
- Keep things running smoothly
- Help with clean-up

We need more than a few extra hands to make Fall Fest the event our community looks forward to. **With enough volunteers, we can make sure the day is fun, welcoming, and full of activities for everyone!**

Contact Gabi Warwick
for more details!



(703) 430-0715



gwarwick@legumnorman.com



Submit a TownSq request



ESCOBAR

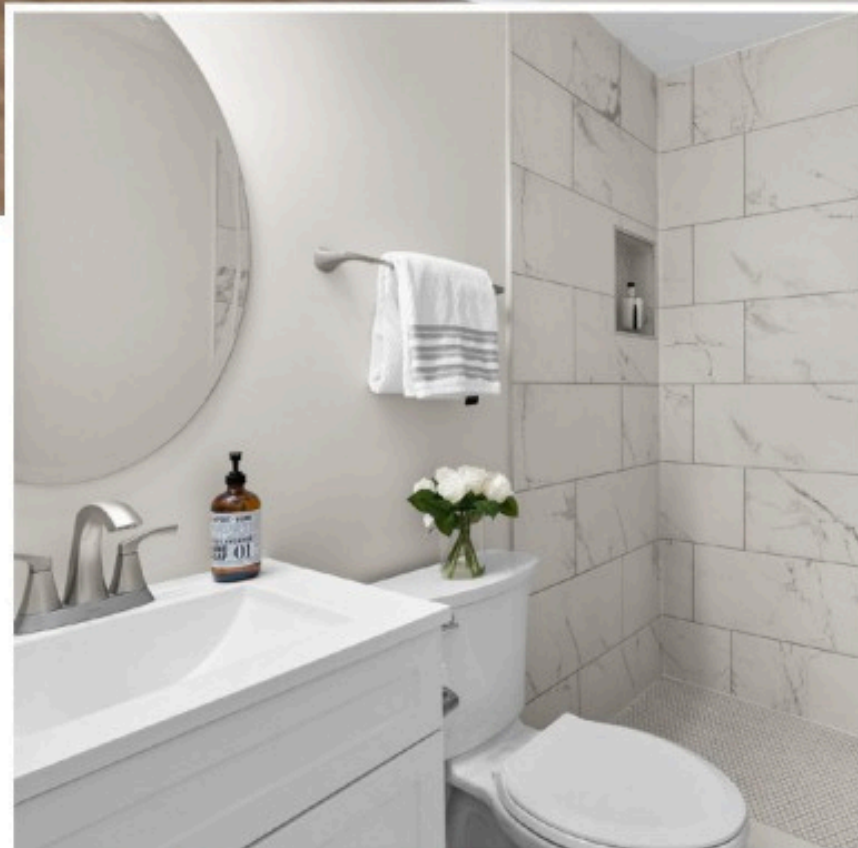
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CountrySide 2026 Events

<i>Event</i>	<i>Date</i>	<i>Time</i>	<i>Location</i>
Spring Clean Up	Sat, April 25	9 AM - 12 PM	CountrySide
Spring Yard Sale	Sat, May 2	8 AM	CountrySide
Spring Shred & Paint Recycle	Sat, May 9	9 AM - 12 PM	Parkway Parking Lot
Family Fun Night	Sat, July 11	5 - 8 PM	Parkway Pool
Back to School Pool Party	Sat, August 15	5 - 8 PM	Lindenwood Pool
Doggie Swim Day	Sat, September 12	1 - 4 PM	Parkway Pool
Fall Yard Sale	Sat, September 19	8 AM	CountrySide
Fall Fest	Sat, October 3	12 - 4 PM	Parkway Parking Lot
Winter Celebration	Sat, December 5	1 - 3 PM	Parkway Meeting Room

SEPTEMBER 2026

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
30	31	1	2 BOD Meeting @7:00 PM	3	4	5
6	7 Proprietary Office Closed Last Day of Pool Season	8 NAC Meeting @6:30 PM	9 HPR Meeting @7:00 PM	10 FAC Meeting @7:00 PM	11	12 Doggie Swim Day
13	14	15 FIN Meeting @7:00 PM	16 GRNDS Meeting @7:00 PM	17	18	19 Fall Yard Sale
20	21	22	23 BOD Meeting @7:00 PM	24	25	26
27	28 DRC Meeting @6:30 PM	29	30	1	2	3

OCTOBER 2026

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
27	28	29	30	1	2	3 Fall Fest
4	5	6	7 BOD Meeting @7:00 PM	8 FAC Meeting @7:00 PM	9	10
11	12	13 NAC Meeting @6:30 PM	14 HPR Meeting @7:00 PM	15	16	17
18	19	20 FIN Meeting @7:00 PM	21 GRNDS Meeting @7:00 PM	22	23	24
25	26 DRC Meeting @6:30 PM	27	28 BOD Meeting @7:00 PM	29	30	31



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Mary Anne Carbone

📞 571-334-7966

✉️ MaryAnne.Carbone@PaulWesley.com



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*Home is where
your story begins.*

NANCY SORENSEN WILLSON



**Do you want a
coupon booklet
for 2027
assessments?**

**Please submit
your request to
the office by
November 1,
2026.**



**[countryside@
legumnorman.com](mailto:countryside@legumnorman.com)**



TownSq request



(703) 430-0715

Trees: A Growing CountrySide Concern

The following applies only to trees on Proprietary-owned property. Trees on individual lots are the responsibility of the homeowner.

The Proprietary Office maintains an ongoing list of tree concerns from residents. Each week, a staff member visits these locations with our tree vendor to inspect and determine the best course of action. A certified arborist may also be consulted for additional expertise.

Trees may be trimmed, removed, or monitored, depending on their condition. While some trees may look like they need to be removed, there are several reasons that may not happen: the overall health and stability of the tree, environmental considerations, replacement limitations, or whether the tree poses an immediate safety risk.

Once a month, our tree contractor then brings all the necessary equipment to the community to address approved projects.

If you have a concern about a tree located in a common area, please take a picture and share it with the Proprietary Office through a TownSq message or by emailing countryside@legumnorman.com. Please be sure to include the location of the tree for reference.



A Pet-Friendly Reminder

CountrySide is a wonderful place for both people and pets, and a little consideration goes a long way in keeping it that way.

Please remember to keep dogs leashed when outside fenced yards, **clean up after your pets right away, and dispose of waste properly.** These simple steps help keep our community clean, safe, and enjoyable for everyone - including your neighbors, kids, and fellow pet lovers.

A map of all pet waste station locations is available on the [Amenities page](#) of CountrySide's website.

Thank you to the many residents who already do their part every day. We truly appreciate your cooperation in helping keep CountrySide a great place to call home!

CountrySide es un lugar maravilloso tanto para las personas como para las mascotas, y un poco de consideración ayuda a mantenerlo así.

Por favor, recuerde mantener a los perros con correa cuando estén fuera de áreas cercadas y recoger los desechos de sus mascotas de inmediato. Estos simples pasos ayudan a mantener nuestra comunidad limpia, segura y agradable para todos.

Un mapa con la ubicación de todas las estaciones para desechos de mascotas está disponible en [la página de Amenidades](#) del sitio web de CountrySide.

Gracias a los residentes que hacen su parte cada día. ¡Apreciamos sinceramente su cooperación para ayudar a que CountrySide siga siendo un excelente lugar para llamar hogar!

Community Guidelines Review

Help shape the look and feel of CountrySide! The 2026 Community Guidelines Review will take place this September and October, and we want to hear from our residents. This is an opportunity to share your thoughts and suggestions on the guidelines that help preserve the character and appearance of our community.

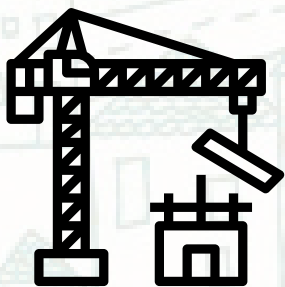
One of the things that makes CountrySide such a special place to live is the pride our homeowners take in maintaining the beauty and character of our neighborhoods. Our Community Guidelines help ensure that future changes continue to complement the unique qualities that make CountrySide home.

If you would like to submit a change for consideration, please contact the Proprietary Office through a TownSq request under the "2026 Community Guidelines Review" category, by phone at (703) 430-0715, or by email at countrieside@legumnorman.com. The deadline for submissions is September 21.

How does the Design Review process work?

Before making most exterior changes to their house, homeowners must submit an application through the Design Review process. Completed applications must be received by the Proprietary Office by the 1st of the month in order to be reviewed that same month. All exterior alterations must be reviewed and approved in writing by the Design Review Committee before any work begins.

Here's how the process works:



- Step 1: Review the Community Guidelines for your intended project
- Step 2: Complete a DRC application and any required checklists
- Step 3: Submit application by email to scaifano@legumnorman.com or by TownSq with address, neighborhood, & application type as subject
- Step 4 (optional): Join NAC/DRC meetings to discuss your application
- Step 5: Receive your project determination via email

Approval is based on factors such as safety, external design, color, materials, and how the project fits within the surrounding homes and landscape.

Most applications require a copy of your Property Plat or Site Survey. This map shows your lot boundaries, dimensions, and any easements or restrictions. Homeowners typically receive this document at settlement and should keep it on file for future applications. If you cannot locate your Site Plat, contact your settlement company or the Loudoun County Department of Building and Development.

All required forms and pertinent information can be found on the "Architectural Application & Information" page of our website and on TownSq. For assistance, please contact Architectural Compliance Coordinator Sam Caifano by submitting a TownSq request, calling (703) 430-0715, or emailing scaifano@legumnorman.com.

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"Julie Bowman was incredibly knowledgeable, proactive, and responsive from start to finish. She handled every detail with professionalism, making a stressful process feel smooth and easy." - Doug & Brenda

"We initially hired Julie for her reputation, stayed with her for her professionalism, and ultimately fell in love with her for her thoughtfulness and kindness." - Jennifer & Chad

80+

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HOMES SOLD

23

YEARS AS YOUR
NEIGHBOR

12

YEARS IN THIS
MARKET

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Julie@NOVAHomeMarket.com

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Ashburn, VA 20147
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STAY CONNECTED THROUGH TOWNSQ



TownSq is more than just a payment portal - it's your one-stop-shop to connect with the CountrySide community and office. You can:

Connect

- Communicate with your community management team
- Make payments and review your balance anytime
- Receive updated monthly tennis court access codes
- Access and update your account information

Collaborate

- Request community amenity reservations
- Access and review weekly community updates
- Stay informed on upcoming events and schedules

Stay up to date

- Get the latest community news and announcements
- Quickly access Board and Standing Committee virtual meeting links
- Receive real-time updates on your requests
- Access association documents whenever you need them

To access community information, each homeowner must create their own TownSq account with a unique log in. Please use your resident account number (available in your coupon book or by request from the office) and zip code to register.

Download the app, visit townsq.io, or scan the QR code below to get started!



2026 MONTHLY ASSESSMENTS

Single Family/Manor Homes.....\$106.44

Townhomes.....\$120

Villas.....\$78

PAYMENT OPTIONS

PLEASE NOTE: The CountrySide Proprietary office no longer accepts payments in person or directly by mail.

Payment Form	Notes	Applicable Fees
Check or Money Order	Mail a check or money order payable to "CountrySide Proprietary" with account number in the memo line to: CountrySide Proprietary c/o Legum and Norman Realty Inc. PO Box 105771 Atlanta, GA 30348-5771	No Fees
Associa Direct Debit	Sign up with the direct debit authorization form provided by the office or visit this link: https://forms.associa.us/team/ach/achdebitform (This is separate from Direct Debit through TownSq, which has recurring fees. See below for details.)	*One-time setup fee being reviewed by Legum & Norman and CountrySide's Board of Directors
Bill Payer	This service may be provided through your preferred financial institution.	Please verify with your financial institution
Debit or Credit Card	This service is provided through ATGPay via TownSq.	\$2.95 Convenience Fee plus 3.5% of total payment amount
E-Check or Direct Debit via TownSq	This service is provided through ATGPay via TownSq. (This is separate from Associa Direct Debit. See above for details.)	\$2.95 Convenience Fee



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for Countyside residents



A Letter From Our Family

We started Elevare Exteriors because we believed homeowners deserved a better experience.

After 15 years in the exterior remodeling industry, we saw too many companies prioritize sales over service. We knew there was a better way. As a local family-owned business, we're committed to honest recommendations, exceptional craftsmanship, and treating every home with the same care we'd expect for our own.

Whether you need new windows, doors, siding, roofing, or gutters, we'd be honored to help care for your home.

- Matt & Zoe Allardt



HONEST ADVICE

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and quality.



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from start to finish.



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because this is
our home too.



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DOORS, SIDING, OR ROOF?**



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Matthew@elevareexteriors.com



www.elevareexteriors.com



MEETING SCHEDULE

COMMITTEES MEET VIRTUALLY
UNTIL FURTHER NOTICE

BOARD OF DIRECTORS (BOD)
1ST AND 4TH WEDNESDAY, 7:00 PM

NEIGHBORHOOD ADVISORY COUNCIL (NAC)
2ND TUESDAY, 6:30 PM (HYBRID)

HORSEPEN RUN COMMITTEE (HPR)
2ND WEDNESDAY, 7:00 PM

FACILITIES COMMITTEE (FAC)
2ND THURSDAY, 7:00 PM

FINANCE COMMITTEE (FIN)
3RD TUESDAY, 7:00 PM

GROUNDS COMMITTEE (GRNDS)
3RD WEDNESDAY, 7:00 PM

DESIGN REVIEW COMMITTEE (DRC)
4TH MONDAY, 6:30 PM

Visit www.countryside-va.org to access minutes and agendas, as well as find links to join meetings.

THE VILLAS AT COUNTRYSIDE

National Realty Partners
365 Herndon Parkway, Suite 106
Herndon, VA 20170

(703) 435-3800

If you have any questions or concerns regarding Villas property, condo fees, trash information, or Villas community issues, contact Villas Property Manager Karen Conoy at kconoy@nrpartnerllc.com. For questions about amenities and CountrySide assessments, contact the Proprietary Office.

FOR VILLAS AFTER HOURS EMERGENCIES:
(703) 476-3639

FOR LIFE OR PROPERTY THREATENING SITUATIONS
ONLY

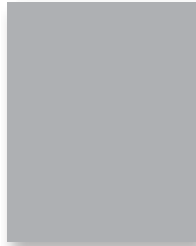
Note: CountrySide Proprietary cannot respond to these calls.

Board of Directors



BELMONT:

Richard Bartsch
Belmont@countryside-va.org



FOXFIELD:

Vacant

Foxfield@countryside-va.org



MORVEN:

Roddy Dean
Morven@countryside-va.org
Treasurer



OAKRIDGE:

Penelope Francke
Oakridge@countryside-va.org
President



OATLANDS:

Dave Barrie
Oatlands@countryside-va.org
Secretary



ROKEBY:

Jim Krips
Rokeby@countryside-va.org



WELBOURNE:

Fredrik Wallin
Welbourne@countryside-va.org
Vice President

CALL FOR CANDIDATES

2026 BOARD OF DIRECTORS VACANCY

Included in this edition of the Courier on the next page, you will find a petition of candidacy for the **Foxfield** Director on the CountrySide Board of Directors for 2026. While it would be optimum to have the candidate reside in the **Foxfield** neighborhood, **it is not required**. Participation on the Board is an opportunity for you to make a personal contribution to your neighborhood and an investment in CountrySide's future. We hope you will take the time to carefully consider representing the neighborhood on the Board of Directors.

Every CountrySide homeowner in good standing is eligible and encouraged to participate. Please include a brief statement of your reasons for seeking appointment to the CountrySide Proprietary Board of Directors and a summary of specific qualifications that would make you well suited for the position. We would appreciate any personal information that you would like to share, such as length of residency in CountrySide, other committees you have served on and community service experience. Your petition will be presented to the Board at the next meeting. Petitions must contain the signatures of owners of ten (10) properties who are in good standing (no past due assessments and no outstanding architectural violations) from the **Foxfield** neighborhood who support your candidacy. You may drop your petition off at the Proprietary Office or mail it to:

CountrySide Proprietary
Attention: Elections Committee
21515 Ridgetop Circle, Suite 280
Sterling, VA 20166

Please feel free to call the Proprietary Management Office or another Board representative if you have any questions about the election process or need further information about Board positions. We look forward to hearing from you.

Sincerely,

Elizabeth Stulga, CMCA™, AMST™, PCAM™
General Manager
elizabeth.stulga@legumnorman.com
(703) 430-0715



Petition of Candidacy for 2026 Board of Directors - Foxfield

Name: _____ Address: _____

Briefly state your reasons for seeking election to the CountrySide Proprietary 2026 Board of Directors for the Foxfield neighborhood. This will be published in "The Courier" together with statements from other candidates prior to the election. Please include a picture for publication as well.

Signatures and addresses of one (1) owner from ten (10) properties who are in good standing from Foxfield who support your candidacy:

Name	Signature	Address

PLEASE NOTE: Multiple owners of the same property can sign your petition, but the property will count only once toward the ten-property requirement.

The Best Sleep Over Your Dog Will Ever Have!

Michelle's Petsitting

Overnight Dog Boarding in my Home

Full or Half Day Doggie Daycare

Large Fenced Backyard full of Fun

Dog Walking

Located in Potomac Falls/Sterling

Serving All of Loudoun County

703-967-4003

Text & Call



Tons of 5 Star Reviews



Committee Members

NEIGHBORHOOD ADVISORY COUNCIL

Liaison- Art Rodriguez

Belmont
Art Rodriguez
Barbara O'Connor
Louis Kaiser

Foxfield
Scott Simon
Elizabeth McMahon

Oakridge
Jeff Kretsch
Mike Sziade
Julie Young
Hadi Rashid

Oatlands
Ryan Michels

Rokeby
Al Zangrilli
Pat Bour
Janet Callum

Morven
Jonathan Breslow
Linda Lurie
Varun Sondhi
Blake Yanick
Adriana Andrade-Salgado

Welbourne
Diane Blunt

DESIGN REVIEW COMMITTEE

Liaison- Roddy Dean

Belmont: Rodney Collins
Foxfield: Monica Anderson
Morven: *Vacant*
Oakridge: Roy Weidner
Oatlands: Charles F. (C.F.) Snyder III
Rokeby: Abdul Al Qassab
Welbourne: *Vacant*

**denotes a representative currently serving as an alternate for neighborhoods other than their own. These positions are still considered vacancies. If a volunteer from the represented neighborhood steps forward, the alternate representative will transfer the position to that resident in accordance with Committee Charter Guidelines.

HORSEPEN RUN COMMITTEE

Chair- David Barrie

Belmont: Alys Jarvela
Foxfield: Jim Krips**
Morven: Adriana Andrade-Salgado
Oakridge: Taylor Couch
Oatlands: Vance Middleton
Rokeby: Aaron Emery
Welbourne: Bob Griesbach

FINANCE COMMITTEE

Chair- Roddy Dean

Belmont: Matt Miller
Foxfield: *Vacant*
Morven: *Vacant*
Oakridge: Jeff Kretsch
Oatlands: Dave Barrie
Rokeby: Ash Dean
Welbourne: Bob Griesbach

FACILITIES COMMITTEE

Chair- Richard Bartsch

Belmont: Tommy Jackson
Foxfield: Scott Simon
Morven: OJ Salgado
Oakridge: Amanda Boone
Oatlands: *Vacant*
Rokeby: Pat Bour
Welbourne: *Vacant*

GROUNDS COMMITTEE

Chair- Penny Francke

Belmont: *Vacant*
Foxfield: Terri Hess
Morven: Ron McNulty
Oakridge: Mandy Miller
Oatlands: *Vacant*
Rokeby: OJ Salgado**
Welbourne: Diane Blunt

Help shape the future of CountrySide!

CountrySide is powered by people who care. We're looking for volunteers to fill vacancies in various committees and communities. Volunteers must be a homeowner in their respective community and in good standing to serve on committees. New members must be appointed/confirmed by the Board of Directors under the Committee Charters, effective January 1, 2025. Your input, energy, and feedback can make a real impact!

Board of Directors: The primary responsibility of the Board of Directors (BOD) is to review and vote on neighborhood issues such as common area projects, contracts and renewals, delinquent accounts, unresolved violations and appealed applications.

Current Vacancy: Foxfield

Facilities Committee: The primary responsibility of the Facilities Committee (FAC) is to advise and assist the BOD in developing and administering an ongoing program to preserve and enhance the swimming pools, pool bath houses, Par course, basketball and tennis courts, tot lots, and maintenance compound. Particular focus is in regard to the maintenance of and improvements to these areas, and to advise and assist the BOD in developing rules and regulations for the use and enjoyment of these areas by all CountrySide residents.

Current Vacancies: Oatlands, Welbourne

Finance Committee: The primary responsibility of the Finance Committee (FIN) is to advise and assist the BOD in financial management and oversight of the annual operating budget for the Proprietary.

Current Vacancy: Foxfield, Morven

Grounds Committee: The primary responsibility of the Grounds Committee (GRNDS) is to advise and assist the BOD in developing and administering an ongoing program to preserve and enhance landscaping, turf, parking areas, streets and paths - particularly the maintenance and improvements to these areas. Grounds also advises and assists the BOD in developing rules and regulations for the use and enjoyment of these areas by all CountrySide residents and is responsible for the administration of the landscaping and trash contracts.

Current Vacancies: Belmont, Oatlands, Rokeby

Neighborhood Advisory Council: The primary responsibility of the Neighborhood Advisory Council (NAC) is to advise and assist the BOD on matters pertaining to its particular neighborhood, Proprietary affairs through standing committees and is directly involved with the architectural review and budget process.

Current Vacancies: Belmont (2 seats), Foxfield (3 seats), Oakridge (1 seat), Oatlands (4 seats), Rokeby (2 seats), Welbourne (4 seats)

Design Review Committee: The primary responsibility of the Design Review Committee (DRC) is to advise and assist the BOD in monitoring, reviewing and enforcing compliance with the architectural control standards established for the community.

Current Vacancy: Morven, Welbourne

Contact the Proprietary office for more information about becoming a CountrySide volunteer!

Late Fee Forgiveness

The CountrySide Board of Directors offers late fee forgiveness for up to a maximum of six assessment interest changes/late fees.

Applicants must bring their assessment account current and sign up for Direct Debit. Amnesty only applies after the first payment is made through these programs.

Payments must continue those these methods for 9 months, or fees will be re-applied to your account.

Applications are subject to Finance Committee approval. Contact the Proprietary Office to sign up.

Payment Plans

There are two types of plans to help homeowners satisfy delinquent account balances:

Standard - Pay off outstanding balances in 10 months by adding 10% of that balance to your payment plans over 10 months. Direct Debit/E-Check payments are required.

Non-standard - Homeowners can suggest monthly payment amounts over a period of 9 months via check.

Both plans are subject to Board approval. Contact the Proprietary Office to apply.

REMINDERS FOR THE ROADS

Vehicles may not have commercial signs, advertising or visible commercial equipment. This applies to any vehicle designed or maintained for business/profit purposes and to vehicles with a rate capacity of 1.5 tons or more.

Inoperable vehicles, abandoned vehicles, boats, trailers and recreational vehicles are also prohibited.

Each townhouse has two assigned parking spaces. Residents should park in their assigned spaces. **Visitor spots are meant for visitors.** A vehicle parked in any visitor spot in the same neighborhood three times in 30 days is in violation of Resolution 233 and is subject to towing. After a single towing, the owner is considered a chronic offender, and the vehicle is subject to immediate towing from any visitor spot.

DO NOT IGNORE a bright orange sticker on your vehicle. It may be a warning, or a final notice before towing.

Homeowners can call Al's Towing & Storage if their assigned parking space is occupied by a non-authorized vehicle.

Contact:
Al's Towing & Storage
11 Douglas Court
Sterling, VA 20166
(703) 435-8888



YOUR NEIGHBOR. YOUR TRUSTED REAL ESTATE GUIDE.

Hi Neighbor, I'm proud to call this community home and truly value what makes it special—the people, the homes, and the sense of community.

Through my real estate business, Rayner Homes, my goal is simple: to make buying or selling your home clear, simple, and stress-free. I offer honest advice with no pressure, guide you through every step so you always know what's next, and use my local expertise and proven marketing to help you get the best results.

Whether you're curious about your home's value, planning a move, or just have questions, I'm here as a trusted resource to help whenever you're ready.



- Simple Guided Process

- Local Expertise

- A Neighbor You Can Trust

John Rayner

Realtor - Rayner Homes

703-477-1393

www.RaynerHomes.com



Need a helping hand? Call a neighbor!

Our Neighborhood Services List includes CountrySide residents who offer services within our community. Interested parties should contact service providers directly to discuss availability and payment details.

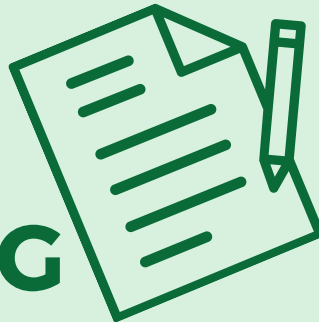
Please note that the Proprietary, its members, and the Board of Directors do not recommend or endorse any individual included on this list.

If you or your child would like to be listed in our Neighborhood Services, please email Gabi Warwick at gwarwick@legumnorman.com or call (703) 430-0715.

Service	Name	Phone
Pet Care	Nolan Mitchell <i>available evenings & weekends</i>	202-365-8471
Babysitting/ Pet Care	Lacie Martin <i>available weekends</i>	703-939-4681
Babysitting/ Pet Care	Arianna Martin <i>available weekends</i>	703-939-4596
Townhouse Mowing	Zack Daughtry <i>Mow No Mo</i>	571-277-6820
Pet Care	Julianne McNulty <i>available during the day</i>	703-203-9825
Babysitting/ Pet Care	Arielle Keating <i>available evenings</i>	719-394-6856
Babysitting	Zoe Hodge <i>available evenings, weekends, summer and holidays</i>	703-774-4719

2026

COURIER ADVERTISING



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Full Page	7-3/4" wide x 9-3/4" tall	\$20.00
Half Vertical	3-3/4" wide x 9-3/4" tall	\$10.00
Half Horizontal	7-3/4" wide x 4-3/3" tall	\$10.00
Quarter Page	3-3/4" wide x 4-3/4" tall	\$5.00

Rates per Issue for Nonresidents

Full Page	7-3/4" wide x 9-3/4" tall	\$25.00
Half Vertical	3-3/4" wide x 9-3/4" tall	\$15.00
Half Horizontal	7-3/4" wide x 4-3/3" tall	\$15.00
Quarter Page	3-3/4" wide x 4-3/4" tall	\$10.00

CountrySide Proprietary, its members, and/or Board of Directors do not recommend or endorse any advertiser. CountrySide Proprietary reserves the right to decline any advertisement for any reason it deems appropriate.

Submitted articles are the opinion of the author and do not necessarily reflect the opinions of CountrySide Proprietary, its members, or the Board of Directors.

For more information, contact
Gabi Warwick at
gwarwick@legumnorman.com
or call (703) 430-0715